

**Minutes for the Ticonderoga Planning and Zoning Meeting held on June 5, 2025,
commencing at 6:00 p.m. with a Public Hearing for 22 Pearl Street**

Present: Chairman Dr. W.D.McTyier, Walt Lender, Mike Powers, Ben Leerkes, Don Meserve and Clerk Tonya M. Thompson

Others: Bob Labounty, Peter Lafountain, Dave Burrows, Brandon Ferguson, Ric Santamaria, and Chip Grondon.

Chairman McTyier opened the meeting with the Reciting of the Pledge of Allegiance.

Public Hearing

Area Variance, Special Use and Site Plan Review

At a Glance Properties – 22 Pearl Street (150.2-7-8.000) Trailer Park/Downsizing to 20 Lots

Chairman McTyier opened the Public Hearing which had been continued from last month and explained that Mr. Labounty has modified his Site Plan and has presented that to the Board to now be conforming to the Town's law. The Area Variance is no longer needed and that application has been withdrawn.

The Public Hearing is still open for discussion regarding the Special Use of the project. The Special Use is for the Mobile home park itself. Updated map was reviewed showing all of the conforming lots. The question arose on the one section being proposed for RV lots.

Mr. Burrows noted that the section being proposed for the RV park would need to be on a separate application and reviewed on that application not this one tonight for the Mobile home park. There are other regulations when it comes to RV parks/campgrounds.

Mr. Meserve questioned that, if all of these lots are now conforming, why can't he come in and ask to put up a free standing building?

Mr. Powers say that in the law also, but it is in the section for campgrounds, not for a Mobile home park.

Mr. Labounty believed that this Special use request would also cover this RV park section.

Mr. Burrows again stated that the RV park has separate rules and regulations and would be a special use as it would fall under tourist accommodation.

More discussion was held – Mr. Labounty will need to come back with an application for this specific project.

Mr. Leerkes inquired about the water run off that was brought up at a previous meeting.

Discussion was held – the water run off issues is more the Town's issue than this property's issue. Highway has been up there to inspect and work on it.

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Resolution #32-2025PZB brought by Ben Leerkes, seconded by Don Meserve to close the Public hearing for At a Glance Properties – 22 Pearl Street (150.2-7-8.000) Trailer Park/Downsizing to 20 Lots. **All in Favor – 5 – Ayes. 0 – Nays. Carried.**

Resolution #33-2025PZB brought by Ben Leerkes, seconded by Walt Lender to approve the Special Use for At a Glance Properties – 22 Pearl Street (150.2-7-8.000) Trailer Park/Downsizing to 20 Lots with a notation that Lot #6 is to be brought back to the board on a separate Special Use application in regard to the RV lots. **All in Favor – 5 – Ayes. 0 – Nays. Carried.**

Site Plan Review - At a Glance Properties – 22 Pearl Street (150.2-7-8.000) Trailer Park/Downsizing to 20 Lots

Mr. Powers asked about a sign indicated on Lot 1; is there a sign currently?

Mr. Labounty stated that there is no sign now, he took some of that lot to make the lot next to it conform to the 7,500 sf area needed. He would like to put a sign up in the now smaller lot. The board explained that he would need to see the Codes office for specifications on the sign.

Resolution #34-2025PZB brought by Walt Lender, seconded by Ben Leerkes to declare a negative declaration with minimal environmental impact for At a Glance Properties – 22 Pearl Street (150.2-7-8.000) Trailer Park/Downsizing to 20 Lots with a notation that Lot #6 is to be brought back to the board on a separate Special Use application in regard to the RV lots. **All in Favor – 5 – Ayes. 0 – Nays. Carried.**

Resolution #35-2025PZB brought by Ben Leerkes, seconded by Walt Lender to declare a complete application for At a Glance Properties – 22 Pearl Street (150.2-7-8.000) Trailer Park/Downsizing to 20 Lots with a notation that Lot #6 is to be brought back to the board on a separate Special Use application in regard to the RV lots. **All in Favor – 5 – Ayes. 0 – Nays. Carried.**

Resolution #36-2025PZB brought by Ben Leerkes, seconded by Doug McTyier to approve the complete application for At a Glance Properties – 22 Pearl Street (150.2-7-8.000) Trailer Park/Downsizing to 20 Lots with a notation that Lot #6 is to be brought back to the board on a separate Special Use application in regard to the RV lots. **All in Favor – 5 – Ayes. 0 – Nays. Carried.**

Site Plan Review

65-67 Montcalm Development LLC -65 & 67 Montcalm Street (150.43-1-12.200/150.43-1-13.000 – 4 Unit multi-family building
(Brandon Ferguson – representation)

- 2 separate lots – buildings had burned down
- 1 multi-family building
- 4 units (2 on basement level – 1 on main level – 1 on 2nd floor)
- Driveway around the building with parking in the rear

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- Town water and sewer – grinder pump in the back as the property is lower than the line
- Generator

This began as a request for a use variance, but it was found that this was an allowed use for the area so we are only looking for Site Plan Review

Mr. Leerkes thinks this is a fantastic concept.

Resolution #37-2025PZB brought by Mike Powers, seconded by Ben Leerkes to declare a negative declaration with minimal environmental impact for 65-67 Montcalm Development LLC -65 & 67 Montcalm Street (150.43-1-12.200/150.43-1-13.000 – 4 Unit multi-family building. **All in Favor – 5 – Ayes. 0 – Nays. Carried.**

Resolution #38-2025PZB brought by Ben Leerkes, seconded by Mike Powers to deem no public hearing is necessary for 65-67 Montcalm Development LLC - 65 & 67 Montcalm Street (150.43-1-12.200/150.43-1-13.000 – 4 Unit multi-family building. **All in Favor – 5 – Ayes. 0 – Nays. Carried.**

Resolution #39-2025PZB brought by Mike Powers, seconded by Ben Leerkes declaring a complete application for 65-67 Montcalm Development LLC - 65 & 67 Montcalm Street (150.43-1-12.200/150.43-1-13.000 – 4 Unit multi-family building. **All in Favor – 5 – Ayes. 0 – Nays. Carried.**

Resolution #40-2025PZB brought by Doug McTyier, seconded by Walt Lender to approve the complete application for 65-67 Montcalm Development LLC - 65 & 67 Montcalm Street (150.43-1-12.200/150.43-1-13.000 – 4 Unit multi-family building. **All in Favor – 5 – Ayes. 0 – Nays. Carried.**

Other Business

Resolution #41-2025PZB brought by Ben Leerkes, seconded by Doug McTyier to accept the minutes from May 1, 2025. **All in Favor – 5 – Ayes. 0 – Nays. Carried.**

Resolution #42-2025PZB brought by Doug McTyier, seconded by Walt Lender to adjourn the meeting at 6:34 p.m. **All in Favor – 5 – Ayes. 0 – Nays. Carried.**

Respectfully submitted, Tonya M. Thompson, Town Clerk